

Board Meeting in Public – Community Questions

HARBOUR TRUST REVIEW

Leilani Tomaszewski

Given the intrinsic past heritage and future value to the local and international community - is it the board's intention to work towards retaining the Harbour Trust lands in their entirety, in perpetuity, for the generations to come, as was clearly the intention stated in the original Deed of Trust?

Yes.

Marta Sengers

Why is the Trust not putting pressure on the government to provide ongoing funding to complete the vision and plans of the Trust?

The Harbour Trust consistently advocates for the vision and plans of the Trust including for funding. We welcome the allocation of \$ 21.4M in this year's budget to support our work.

Michael Mangold

With reference to the Independent Review, has the Department of Environment Minister, any member of the Department of Environment executive, any member of the Harbour Trust board and/or executive received any unsolicited proposal of any kind for the use of land or buildings in any way on any of the Harbour Trust sites prior to or during the Review?

Under the Harbour Trust leasing policy, the Board may direct the Trust to accept an unsolicited proposal provided the Board is satisfied:

- The proposal meets the Trust's standard Tenant Selection Criteria; and
- The proponent is uniquely placed to deliver the proposal in a way that could not be achieved by another proponent. This may include delivery in private-public partnership with the Trust or government; and
- The proposal is sufficiently unique to deliver a significant strategic outcome which meets the Trust's legislated objects and approved plans in a manner which could not foreseeably be achieved by reasonably anticipated alternative proposals; and
- The net benefits of the proposal, taking into account whole-of-life outcomes and consistency with wider Government priorities and plans, could not reasonably be expected to be exceeded by seeking proposals via a Competitive Applications or Open Leasing Process.
- The Trust will not consider unsolicited lease enquiries or enter into direct negotiations with prospective tenants for first-time leasing opportunities until after the completion of the Competitive Application Process.

Various unsolicited proposals, at various levels of detail, have been made to the Trust. All submissions are commercial in confidence.

The Harbour Trust also considered draft amendments to the Leasing Policy at today's meeting. These will be placed on public exhibition for community comment.

Linda Bergin OAM

- 1. Has the Trust sought appropriations from the Morrison Government, when, how much and what was the result, aside from the \$21.4m announced this year? Was the “review” a result of any failed negotiations?**

The Harbour Trust has consistently sought support from the Australian Government over many years.

- 2. What was the involvement of the Trust in defining the scope of the “independent review”?**

The Harbour Trust was provided with a draft Terms of Reference for input prior to consideration and approval by the Minister for the Environment.

Julie Goodsir

With the Independent Review of the SHFT it would appear that advertising has been inadequate and few people are aware that it is happening. This is a poor way of gauging true community opinion.

- 1. Why hasn't it been more widely publicised? Are the Reviewers planning to correct this before the time limit for submissions has been reached so that the Review has real credibility about community opinion?**

The review is led by two Independent Reviewers: Carolyn McNally (selected by the Australian Government) and Erin Flaherty (selected by the NSW Government). The Department of the Environment and Energy (DoEE) provided a secretariat team to support the review process and all questions/submissions are being handled through the review. The Harbour Trust passed on comments regarding consultation timing to the team.

FEDERAL FUNDING

Julie Goodsir

When is work on 10 Terminal scheduled to commence and what does it involve? Will it involve removing the asbestos so that it is rentable until such time as a long term use of this building can be agreed upon?

In 2019 Australian Government funding of \$21.4 million was announced for renewal works at Sub Base Platypus and Headland Park, including the adaptive reuse of 10 Terminal, and new landscaping and paths. Of this, \$10 million has been allocated to works at Middle Head. In the first half of 2020 the Harbour Trust will undertake detailed planning and design work for 10 Terminal, and will launch an Expressions of Interest (EOI) process. The outcome of the EOI will inform final design outcomes, which will be in accordance with the controls set out in the Middle Head Management Plan. In the second half of 2020 we expect to be in a position to conduct formal community consultation about the proposed outcome for 10 Terminal.

Subject to the outcome of the EOI, planning and contractor procurement processes, we expect that construction works would commence in the first half of 2021, and be completed by late 2021. Given the relatively short time frame, and the need to use limited funds judiciously, it would not be practical to undertake short term works (which would not be limited to the removal of hazardous materials) to enable interim use of the building.

ANNUAL REPORT

David Taylor

The Trust's 2018/19 Annual Report on page 71 notes that the value of philanthropic and sponsorship contributions raised was \$9,200. It further says that there has been "*development of initiatives to be progressed in 2019/20*" in regards to the Trust's philanthropic strategy. Given that \$9,200 is a very small amount, what specifically are the initiatives that are being utilised in the current financial year to achieve a far greater dollar result?

AND

A review of the Trust's 2018/19 Priority Actions and Performance Measures listed on pages 66 to 75 of the Trust's 2018/19 Annual Report indicate that;

- a) Of 23 Priority Actions, 17 were achieved, 5 partially achieved and just 1 not achieved.
- b) Of 14 quantified Performance Measures, 6 increased actual versus target, just 2 decreased significantly and 6 remained flat.

These results can be seen as an excellent outcome for management, or conversely they can be seen as targets not being demanding enough to stretch management to perform to achieve greater outcomes. Considering that the average employment engagement score had a gap of 20% against target, does the Board consider the Priority Actions and Performance Measures set for 2018/19 did not stretch management sufficiently?

The Harbour Trust is continuing work through its Donation Gift Recipient (DGR) policy. However, it is unfortunate that our ability to scale up this work in this area is limited by our available resources to grow this area in the context of the broader work load

The Harbour Trust consists of 56 FTE spread across a multitude of functions including, Planning, Business Site Services, Capital Projects, tenancy and leasing managements, rangers, events, volunteer management, corporate services and marketing.

Given the tight budget and limitations in resources, the Harbour Trust is achieving well considering the wide breadth of work undertaken.

MIDDLE HEAD

Michael Mangold

Is it true that there are no public parking spaces, including parking spaces for people with disabilities, available in the parking area next to Middle Head Cafe on Wednesdays when a market is held in that car park, that parking restrictions on Middle Head Road alongside Middle Head Oval do not apply on Wednesdays and that Harbour Trust rangers do not patrol or enforce parking restrictions in areas in the vicinity of the market on Wednesdays?

Car Park 3 at Middle Head is a former parade ground, and its dimensions and location are well-suited to occasional civic activities such as the organic market, which help bring life to the precinct.

On Wednesdays, Car Park 3 is closed to public parking as it becomes the venue for the market. All other public car parks at Middle Head remain open, and Car Park 4 – ordinarily reserved as a shuttle car park for Chowder Bay – is opened to the public to offset the temporary loss of Car Park 3.

These other car parks are in close proximity to the café, and include accessible parking spaces. In addition, two parking spaces for people with disabilities are temporarily set up on Wednesdays, on Middle Head Road, adjacent to Building 7 (10 Terminal). All other parking restrictions, including along Middle Head Road continue to apply, and are enforced by Harbour Trust Rangers.

Annabella Fletcher

1. I understand Mosman Council has appointed architects to design a replacement of Middle Head Pavilion. Is the Trust able to reaffirm that any replacement of the existing Pavilion:
 - a) Will comply with the Middle Head Management Plan, and
 - b) Will be less visually intrusive than the existing Pavilion?

2. Is the Pavilion envisaged in Figure 22 of the Middle Head Management Plan on track to be the outcome?
If not, what other outcome currently is being contemplated, including *location, *orientation, *footprint, *envelope and *materials?

Combined answer to Questions 1&2: The proposed new pavilion at Middle Head is a Mosman Council project. Any such design must comply with the Middle Head Management Plan, which provides for a replacement pavilion in a less visually intrusive location on the eastern side of the oval. Any agreed design concept would be publicly exhibited for community comment.

3. At what stage are Trust's negotiations with Mosman Council for a license or lease from Trust to Council for Middle Head and Georges Heights Ovals?
If a license or lease has been concluded:
 - a) What are the commencement and termination dates?
 - b) What are the options for renewal if any?
 - c) What are the maintenance standards required of Council?
 - d) Does it provide for Trust regularly to monitor Council's operation of each oval to be in accordance with Trust statutory Objects?
 - e) What is the consideration payable by Council?
 - f) Will the finalised document please be made available?
If a license or lease has not been concluded and negotiations are still on foot:
 - g) What term of tenure is being sought by Council including options for renewal?
 - h) Is Council seeking any other types of options?
 - i) what consideration is being sought by Council?
 - j) Do negotiations address the above points "c" and "d"?

The Licence will require Council to use and manage the ovals in accordance with the Trust's Act and plans. Council will be required to keep and maintain the ovals in good and substantial repair. This will be detailed in an initial Operations Plan, which is to be agreed between the parties before the Licence is executed, and which will include details of the current condition of the licensed area, proposed recurrent maintenance program, maintenance standards, and proposed investment. The Licence will require Council to review the Operations Plan on an annual basis, which the Trust will have input into.

HARBOUR TRUST

Annabella Fletcher

[Reference to Harbour Trust email signatures] Surely, the reference should correctly be to official Trust Land Sites, not merely "Three unique precincts on Mosman's Peninsula". Reference to official Trust Land Sites being correct and accurate will also be informative and educative, important benchmarks and functions. It is important that Trust always distinguishes Headland Park from Mosman. The Trust belongs to all Australians. Headland Park is not Mosman and Mosman is not Headland Park. Geographic convenience and marketing brevity surely cannot be easy reasons to confine any Trust Land Site to a particular municipality even if Trust Land is located within the 19th Century colonial boundaries of a particular municipality.

- 1. Which are the “3 unique precincts” alluded to in the email footer?
Are they Georges Heights, Middle Head and Chowder Bay”?
Do the 3 unique precincts include the Drill Hall Common and the stunning walk from there to Middle Head, and vice versa?**

The Harbour Trust marketing strategy includes marketing materials that reference all of the sites under the management of the Harbour Trust; email signatures are rotated on a regular basis to ensure our locations are equally represented to our community.

The Headland Park email signature refers to all precincts within Headland Park, this is inclusive of the Drill Hall Precinct in Mosman. The reference to Mosman is based off the geographic location of Headland Park.

Linda Bergin

- 2. It has been stated that \$200m is needed for works on Cockatoo Island, what is the breakdown for this figure?**

This amount reflects the estimate for further capital works at Cockatoo Island to fully deliver the outcomes of the Comprehensive Plan and Management Plan, split approximately 55% public domain works (including landscaping, pathways, restoration and interpretation of heritage assets, visitor amenities and public buildings), 38% adaptive reuse of existing buildings (refurbishment of buildings to the level required for fit out by a tenant), 6% infrastructure upgrades (including site services and containment including utility networks, sea walls, wharves), and 1% removal of unsafe and contaminated structures. These estimates are based upon an independent valuation and replacement cost report, which are conducted every 5 years.

- 3. Have there been any approvals of any type granted to any party in relation to Cockatoo Island in the last 12 months? What are the terms and conditions of such approvals?**

Over the past 12 months the Harbour Trust has granted the following approvals in relation to Cockatoo Island. All these approvals were granted subject to a range of conditions, aimed - where relevant - at requiring compliance with all relevant legislation and safety standards; protecting the environment, heritage, local amenity and public access; ensuring all building works are adequately certified; and the responsible service of alcohol.

- Planning permit (for the Sail GP event) - 1
- Permits for flying drones - 4
- Annual (renewable) Liquor Permits for permanent venues – 3 (excluding ad hoc extensions for occasional small private events)
- Temporary Liquor permits for various events - 7
- Commercial Activity Permits – 10
- Wedding Photography Permits – 2
- Low impact filming and photography permit – 14
- Student filming and photography permit – 13
- License agreements: (Approved: 25) (Executed: 28)
- Leases renewed/signed - 2

- 4. Did the Trust approve the use of its brand “Cockatoo Island” by the Cockatoo Island Foundation, and what was the context of this approval and did the Trust receive any consideration?**

No.